

TWELVE DESIGNS

G. B. OF Whitney

COUNTRY-HOUSES,

O F

Two, three and four Rooms on a Floor,

PROPER FOR

GLEBES and SMALL ESTATES,

W I T H

Some OBSERVATIONS on the common ERRORS in

BUILDING.

By a GENTLEMAN.

D U B L I N:

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Tho.^s Smyth Esq.^r



ADVERTISEMENT.

WHOEVER shall think it worth while to peruse the following Designs, is requested, before he passeth too hasty a Censure on all or any of them, to take Notice that the Author of them is no Architect, but of a quite different Profession; that he made this Collection from his own Fancy and for his own Amusement; and that he never did nor ever shall get a Farthing by being an Undertaker: so that no Adept in the Science of Building will ever be a Loser on his Account: These Considerations, it is hoped, will make any Defects in this Work more easily forgiven by even the skilful and ingenious Artist.

It is not at all pretended that these Designs are unexceptionable; for nothing of the Kind was ever so perfect as to be free from Objection: but as Peoples Fancies are as various as their Faces; and as Taste (as it is called) is always fluctuating; it is not impossible that some or other of these Plans may find Approbation; and afford some Hints even to those whose Execution may greatly surpass their Invention: yet, notwithstanding any Utility they may have, the candid Peruser may be assured that neither the Consideration of Profit nor Ostentation could ever have induced the Author to appear in publick, and thereby expose himself to Abuse for meddling out of his Sphere: whereas the only Reason for running that Hazard was the Trite, tho' in this Case, a true one, that he was urged to it by some Friends whose Judgment he had a Veneration for: otherwise it is very probable that much more Time than four or five Years would have passed between the finishing the *M. S.* and the Publication.

But the Die is cast: and since there is no Receding, the Author, from Observation and Reason, is tempted to think that he can lay down a few Rules

or Directions whereby some Errors too manifest in modern Practice may be avoided; and so make his Work more truly useful.

I. In the first Place then, as nothing contributes more to the Stability and Duration of any Edifice than good Mortar, this is the chief Article that should be attended to by all who desire the Work to last. Modern Workmen indeed seem to intend no such Thing, as thinking that the Strength of the Work is the Decay of their Trade; and therefore are not over-curious in the Choice of their Materials, in proportioning their Quantities, or in the Labour of putting them judiciously together. But a common Observer may soon judge of the Defects in the modern Practice concerning Mortar, if he give any Credit to the following Directions in that Article. 1. The nearer that Lime-stone approaches to the Quality of Marble the stronger and finer will your Lime be; if Justice be done to it in the Burning, such Lime will flake easily and have fewer unburnt Lumps among it than where no Care is taken in chusing the Stone, 2. Sand for Mortar should be perfectly clean from all Mixture of Earth, Clay or other Foulness; or else your Mortar will never bind as it ought: So that River-sand is generally best; but it should be taken from a River that hath a sharp Current, otherwise it may be fouled by Mud and Slutch that settles on it in a slow Stream: but if Necessity compels to the Use of Pit-sand, great Care must be taken in washing it while any discoloured Water runs from it. Your Sand should likewise be adapted to the several Uses you have for it: Common Masons Work requires a strong round Sand; Hewn-stone or Brick must have it considerably finer; and Slating the finest of all. 3. When these necessary Ingredients are happily chosen, Care and Pains are to be taken in mixing or tempering them together. Good Lime will take full three Parts of Sand to one; and for some Uses four Parts. The Mortar, being made, should not be used immediately



diately, but be kept still wetting and turning every third or fourth Day for three Months: and the Reason is this—The best Lime will require some Time for flaking every Particle of it; and if any should escape before the Mortar is made use of, they will sooner or later burst in the Work and render it infirm and mouldering: This Method will also cause the Lime and Sand to be more exactly tempered and more intimately blended together. This Management will appear consistent with Reason, if it be considered that Sand is intended to fill up the larger Spaces between the Stones or other Materials in Building; and the Lime by Means of Water is again to fill the smaller Spaces between the Particles of the Sand: so that too much or too little Lime in the Mortar will have a bad Effect, as the former keeps the Parts of the Sand too far asunder at first, and the latter leaves too many Spaces quite empty; but this Case may be remedied, the other can not; for in common Stone-work it may indeed be prudent to make the Mortar poor of Lime at first, in Order to throw diluted Lime (which the Work-men call Putty) on the Work every too Feet that the Wall rises; which will insinuate it self into every the smallest Interstice and thereby make the whole one solid Mass: to which End another Caution is very conducive, and that is, not to use thin or over-wet Mortar; because it will soon shrink from those Parts which it ought to unite; but in all Cases the Mortar should be as stiff as it can be wrought with, since there is no better Way of making the Work substantial.

The Choice of other Materials need not be mentioned, because a Workman who knows not good from bad ought not to be employed at any Rate; and the meanest of them know more than they will often give themselves the trouble of performing.

II. In the next Place, Although Chimnies are such an indispensable Convenience in a House, yet how common is it to find them miserably defective in answering

fwering their Intention ! Most of the modern Chim-
 nies seem to be made with the wrong End downwards;
 for surely that End ought to be uppermost which dis-
 charges most Smoke. This general Failure must
 certainly be owing to one or more of the following
 Causes. 1. Making the Arch of the Fire-place too
 high, and confining the Funnel of the Chimney to a
 Space too narrow for the Reception of the Smoke,
 especially what arises from a new made Fire : and
 the only Reason for this pinching Practice is to save
 a little Room within-doors. 2. A Chimney will not
 carry off the Smoke effectually that is turned round
 one or more Angles of a Room : for, the Flue being
 confined to the Thickness of the Walls is too much
 contracted ; and the Contortion of it must in a short
 Time clog it with Soot ; and be also a complete Ob-
 stacle to it's being properly cleansed : Yet this Me-
 thod is sometimes taken for the Sake of Regularity
 without-doors. But this Evil we have nothing to do
 with at present, as it belongs only to great Buildings.
 3. If a Chimney be not raised to a proper Height
 above the Roof, especially a double one, it will smoke
 occasionally ; because when the Wind is any Thing
 high, or in some particular Points, the Current of it
 is more or less interrupted by the Roof, whereby a
 Kind of Eddy is formed about the Top of the
 Chimney, which for the Time will hinder the Ascent
 of the Smoke : A Chimney then ought never to be
 less than five Feet above the Ridge of the highest
 Roof that is near it. 4. A well-made Chimney
 should in it's Structure somewhat resemble an invert-
 ed Tundish, widest at Bottom and not suddenly con-
 tracted ; but lessening gradually to the lowest Part
 of the Flue or Funnel ; and this also should be wider
 at Bottom than at Top. 5. One general Rule may
 serve for proportioning the Depth to the Breadth of
 a Fire-place. Whatever Breadth is given, the clear
 Depth or Space between the Back and Breast of the
 Chimney should be one sixth Part less. For Instance,
 if

if your Fire-place be 3 Feet wide, the Depth should be 2 Feet 6 Inches,—If it be 4 Feet wide, the Depth will be 3 Feet 4 Inches, and so on. So likewise the Funnel should be proportioned to the Dimensions of the Fire-place, or, in other Words, to the Quantity of Smoke to be discharged, and should in no Part be less than 14 Inches Square, except at the very Top; and there, whatever it was below, it ought to be narrowest, because as the Wind sweeps over the Top, the less of it will be admitted into the Aperture to stop the Discharge of the Smoke. 6. A large Chimney, as in a Kitchen, Brew-house, &c. may be the better for having two Flues. 7. No Flue or Funnel should be directly upright, nor too much the contrary. 8. In a Stack of Chimneys, no Flue should communicate with, or open into another.

As to the Cure for a smoky Chimney, that depends, like the Cure of all Diseases, upon knowing the Cause; but such Prescriptions would run into too great a length, and are not quite consistent with the present Design; as that is rather to prevent than remedy such bad Effects.

III. Beside the important Article of keeping a House from Smoking, there are several other Cautions to be observed for making a Dwelling convenient and comfortable: the Principal of which shall be pointed out with as much Brevity as the Explanation of one's Meaning will bear.

1. The multiplying Doors and Windows, more than are absolutely needful, is a certain Increase of Cold.

2. Door and Window Frames should not be set far out, as thereby they are too much exposed to the Weather: but should be fixed 5 or 6 Inches within the outer Surface of the Wall; and it will be convenient that the Wall shall over-lay them 3 or 4 Inches according to the Size of the Frame.

3. The Entrance into your best, or indeed into any Room, should never be on the same Side with
the

the Fire-place; nor opposite to, but as near the Light as possible.

4. Back-stairs can not easily be had in a small House without contracting or losing some more necessary Part: and certainly one Stair-case is sufficient where nothing is to be met with above but common Lodging Rooms.

5. If Offices are made under-ground, let an Area of about 5 Feet wide be sunk somewhat lower than the Floor both before and behind, or, if occasion requires, quite round your House; that so the Water from hidden Springs or violent Rains may be carried away by a Sink or Sewer; for which Purpose a gentle Declivity, not a dead Flat should be chosen for your Situation.

6. The fewer Vallies in a Roof the better, on account of the real or pretended Difficulty of making them staunch.

7. The Hips of a Roof should be always secured with Lead at first; for the old Saying, *Once well done is better than ten Times ill done*, is verified in nothing more than in the Matters we are now speaking of: and really in all such Cases it is more prudent to lay out a little more at first than to be at great and continual Expences for Repairs and patching up cheap or hasty Work.

8. The true Pitch of a Roof in this wet Climate is an Angle of 85 Degrees.

9. Houses in the Country should be made as low as possible, for two Reasons, they will have the greater Appearance of Stability, and are less exposed to the Injuries of the Weather.

10. Neither a Southern nor a Northern Aspect is desirable, as one gives too much, and the other too little Light; and it is remarkable that Windows and Doors to the South decay much sooner than in any other Exposure: so that a Front to the East seems to be most eligible as it is free from those Inconveniencies, and, what is not to be despised, gives the reviving Pleasure of the Morning Sun.

11. It is better to have no Cornice than a wooden one.

12. The Base or Span of a Pediment should not exceed $\frac{3}{5}$ of the whole Front, nor be less than one half of it. Churches, Palaces and other grand Edifices are at present out of the Question. The Height of a Pediment is one fourth Part of the Base.

13. The true and best Proportion for Windows and inside-doors in common Use, is two Diameters in Height, i. e. twice as long as they are broad.

But after these Cautions and Directions, it is foreseen that such a Work as this will be thought imperfect without an estimate or calculation of cost annexed to each Plan. To obviate which Objection, it is humbly desired that such Objector would be pleased to consider that the Author hath premised that he is no Builder nor Undertaker of Building; and that such Estimates, to be sure, help to swell the bulk of a Book, but are in fact of little Use. What Advantage, for instance, can an Estimate afford in *Dublin* that is calculated by the Prices going in *London* or any other Part of *England*? or who, that builds fifty or sixty Miles from *Dublin*, can regulate his Expence by the Prices current in that City? In one place Lime is hard to be gotten—in another, Brick is excessively dear—in a third Place you are three or four Miles from a Quarry: and very often good Sand itself is not to be found: and in all Places, except a Sea-port, the article of Timber differs in Value as much as in Goodness. The Price of Labour too is higher in some Parts than in others: so that if these Things be so variable, to make general Computations for particular Subjects would border close upon nonsense, and would be giving as well as taking trouble to little or no Purpose. Even in Calculations for particular Buildings it is notorious that hardly one in fifty ever came within the prescribed Expence. The Author then hopes that these Con-

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siderations

considerations will be admitted as a full Apology for not giving Estimates with his Designs: and he thinks that any Person, intending to build, may in a short Time be tolerably satisfied in his Expence, by making his Master Workman measure the chosen Plan, to be informed of the Number of Perches, Squares or Yards of Work; and as such People cannot be ignorant of the Quantity of Materials requisite for each Part, or of the Value of them in their Neighbourhood, a more exact Computation may be thus obtained in half a Day than can be expected from such a concise Work as this; and tho' an Artist should spend half his Life in contriving Tables to answer all Cases, he might still be in Danger of being damned for a Blockhead, for leading People into Scrapes and Errors.

With respect to the following Designs, a few things are to be taken Notice of as they concern them all. 1. All the surrounding Walls are two Feet thick; but the Foundations up to the first Floor are two Feet and an half, projecting outwards four Inches, and two Inches within the Superstructure. 2. The Thickness of the Partition Walls may be easily known by summing up the Contents of the adjoining Divisions, whose Measure is marked in each Plan. 3. All the Offices under-ground are about eight Feet high, and all the uppermost Rooms are about nine Feet, and to be covered. 4. When a Floor or Story is said to be so high, the clear Height is always implied. 5. Where the Direction of a Wall is continued only by dotted Lines, it denotes that such void Space is to be covered by an Arch. 6. The narrow Windows in the Office shew where the Cellars are designed. But what is necessary to be remarked in each particular Design may be seen in their following Order.

N U M B E R O N E

Was drawn for the Revd. *Adam Lyndon*, D. D. late Vicar of *Trim*, and is now the parsonage House. It was

was built in 1751, with a small Alteration; for as Garrets were resolved on, the Walls were raised three Feet, and the Middle-floor sunk a Foot, which hath made the best Parlour too low. However, as no Expencc was spared in any Article, it may be said to be the best built House of its Dimensions in the Kingdom. The principal Floor in this Draught is ten Feet six Inches high, and the Windows six by three Feet.

N U M B E R T W O.

A smaller double House than this is hard to be imagined. The Roof must have either a cavity in the middle, resembling the Hopper of a Mill, or an entire Valley from End to End, commonly called an M Roof: this latter is the best for throwing Rain-water clear away, but hath the Addition of four Hips extraordinary to be leaded; while the former Fashion may be in danger of having the Gutter, which must be carried through the End-roof, overflow to the Damage of the Cieling under it. So hard is it to avoid some Inconvenience or other! But of two Evils the least is always to be chosen. The Height of the principal Floor is eleven Feet, and the Windows six Feet and half by three Feet three Inches.

N U M B E R T H R E E.

There may be some who love to make a great Show of a small Matter: in which case, the extent of this Front and the narrow Span of the Roof may chance to recommend it. If the Situation of the Chimnies be found fault with, it must be considered that if they were changed to the Ends of the House, the smallest Room would lose the Benefit of a Fire-place. The principal Floor and Windows as in Number II.

N U M B E R F O U R.

An half Story may easily be made in this House.

But whenever such a Convenience is determined upon, it is better to sink the Foundation a little deeper than to raise the Building so as to seem Top-heavy and out of Proportion. The interfering of Bed-chambers is undoubtedly an Inconvenience: therefore as there cannot be a proper Passage from Stairs into the Back-room on the second Floor, it may be used as a Study, or else divided into two Closets, and the Room under it be a Bed-chamber. The principal Floor and Windows are the same as in the two foregoing Elevations.

N U M B E R F I V E.

The plain Simplicity of this Design both within and without may give it the Preference to some others of larger Extent. It hath two regular Fronts, each to be finished with a sort of Parapet over the Cornice; but it needs not to be continued round the House, lest Rain or Snow might lie too long and do a signal Injury to the Walls by making them damp and less durable. The End-walls are three Feet six Inches broad in order to contain the Flue of a Chimney, that no Break or Projection may appear on the Outside; which also adds to the Strength of the House. Angle-chimnies are at present much out of Vogue; but in small Houses they cannot always be avoided: If they give Offence here, they may be changed into Breast-chimnies, and the Flues may be brought inclining together until they unite in one Stack. Eleven Feet is the Height of the chief Floor: the lower Windows are only six Feet by three Feet, and the upper ones four Feet six Inches by three Feet.

N U M B E R S I X.

As the shortest and most commodious Approach to a House is always to be chosen, it may so happen that a Town, Wood, Lake or River may lie off the End of your House; and then such a Return as this
will

will command the desired Prospect, and give you a better Room than can be contrived in any other Scheme of a small House. It likewise enlarges the Conveniences below Stairs; but whatever may be underneath, there can be nothing over it unless a low Place for Lumber with an inconvenient Entrance out of the best Bed-chamber; for the Height of the Room ought to be sixteen Feet, while the rest of the same Floor is only ten. The Windows in Front are six Feet high, but in the large Room they are eight by four Feet.

N U M B E R S E V E N .

This House wants no Remarks, except the outer Chimnies be objected to: and if they be, it is surely more pardonable to commit a small Fault without Doors, which only offend a judicious Eye, than be guilty of an evident Absurdity within: for if the Chimnies were carried up on the Partition-walls, the Fire-places would be in the most improper Part of the Rooms. The Parlour-floor is twelve Feet high, the lower Windows seven Feet by three and an half, and the upper Windows four Feet six Inches by three Feet six Inches.

N U M B E R E I G H T .

The frugal Rule of collecting all Conveniences under one Roof may hold good in Towns where Ground for Building is set by the Foot at a high Price: But in the Country where there is Room enough, and Materials reasonable, no Inconvenience, but rather the contrary, will attend the dispensing with that Rule. For it is impossible to have a Kitchen within a small House, without being annoyed at certain Times by offensive Smells arising from thence: and the Evil is increased by the Negligence or Laziness of Servants who are apt to suffer dirty Water or other Nuisance to lie some Hours longer than is needful: but this Mischief is quite prevented by putting

ting the Kitchen out of Doors. In this Plan there is nothing under-ground but two Vaults for Cellars. The Kitchen makes the right Wing, between which and the House there ought to be a Door, so contrived as to shut itself; and for Regularity a good Room is added to the other End, and makes the left Wing; so that the Whole hath the Appearance of something grand, tho' every Part is contained under a single Roof. The Porch taken off the Length of the Hall is not one of the least Conveniences in a Country-house. The Ground-floor is eleven Feet high and the Windows six Feet, the middle Floor is nine Feet, and the Windows four Feet six Inches by three Feet.

N U M B E R N I N E.

If low Houses be most suitable to the Country, this may bid fair for Acceptance. Here are four decent Rooms on a Floor, without the Burthen of a double Roof. The Passage of Communication between the two Back-rooms is a Foot lower than the Rest of the Floor, and is to be covered by a Shed-roof drawn from the Eaves of the House: but there can be no such thing in the Half-story.

Dormant Windows are now generally exploded, and consequently may not be approved of in this Design: They are set down here chiefly to fill up and embellish the Drawing; but in the Execution, the Half-story may be lighted by a small Window on each side the Chimnies in the Gable-ends. The chief Story and Windows are as in the preceding Number.

N U M B E R T E N.

Here are two regular Fronts, and the End-walls broader than the rest, as in Number V. There is no Parapet intended here, but the Top of the Walls are to slope backwards 'till they meet the Roof, by which means a Channel will be made for conveying away the Rain-water: which Channel ought to be leaded, as well as the sloping Wall; but if the Expence of
that

that be thought too great, Gutter-tiles and Slates must serve the Purpose. Nothing but Vaults for Cellars is designed under-ground, so that the Kitchen is to be detached from the House, with a covered Way of Communication as marked by the dotted Lines in the Plan. But if such a mimic Grandeur should be disapproved of, the Kitchen must be made under the House; but this Mischief will follow—the Attic Story will be lost, or else the Building will be too high.

As the Design now stands, if a good Beam of Fir (upon which a nine Inch Wall may be erected) be laid over the best Room, and another over the Stair-Case, there will be four good Sleeping-rooms in the Attic Story; besides a small Flight of Stairs between that and the Middle Floor. The Front-door is lower than ordinary, as in No. 2, to leave Room for Rustics or other Decorations. The first Floor is 12 Feet high; the Second is 10 Feet, and the Third with the Covering 9 Feet.—The first and second Windows are seven and five Feet by three Feet six Inches; and the Attic Windows three Feet Square.

N U M B E R E L E V E N.

In Country-houses it ought to be a general Rule not to admit both Garrets and Kitchen under one and the same Roof: for besides the Inconvenience already mentioned, the Building must run out of Proportion. In Cities or Towns where the Houses support each other, this Practice may be proper; but it is easy to imagine what a ridiculous and awkward Figure a House of three or four Stories high would make standing alone in an open Field. The Back-front of this House may be finished with a Pediment. The Floors and Windows are of the same Measure as in the last Number.

N U M B E R T W E L V E.

Although this Design may seem whimsical at first View, it may strike some Fancies, as being somewhat
out

out of the common Style of Building. If it be thought to be an Absurdity to have the best Room in the Place of a Hall, let it be remembered that both formerly and at this Day, the Hall, when it is large enough; was and is the chief Place of Entertainment; and surely on particular Occasions it may serve the same Purpose here, tho' there is no real, but only a seeming Grandeur intended.

Three single Roofs cover in the Whole. The Parapet should go round the House, if any Dependence can be had on the Skill and Honesty of the Workmen: but if not, the Roof may be finished with a Cornice as in the foregoing Elevation. The chief Floor is eleven Feet six, in Height, except the Hall, which is thirteen Feet; upon which Account the Floor immediately over it must be three Steps higher than the Angle-rooms, as is described in the Plan. The largest Windows are seven Feet high, and the other three Feet six Inches square.

N. B. By some unlucky Mistake the Base of the Parapet is too low by a Foot.

And now the Author must sit down contented with all the heavy and grievous Things that will be laid to his Charge for such a bold Attempt: Censure always increases in Proportion to the Growth of Knowledge. What then hath he not to fear from the Multitude of Connoisseur's now in the World! However, without a great Degree of Vanity, he thinks there is not one Design in the twelve so absurd or devoid of Rule as to be impracticable. And by Way of preventing all critical Clamour for the future, he assures all whom it may concern, that his Motive in making this Collection was not so much a precarious Hope of ever making it publick, as the certain Pleasure he took in doing it.

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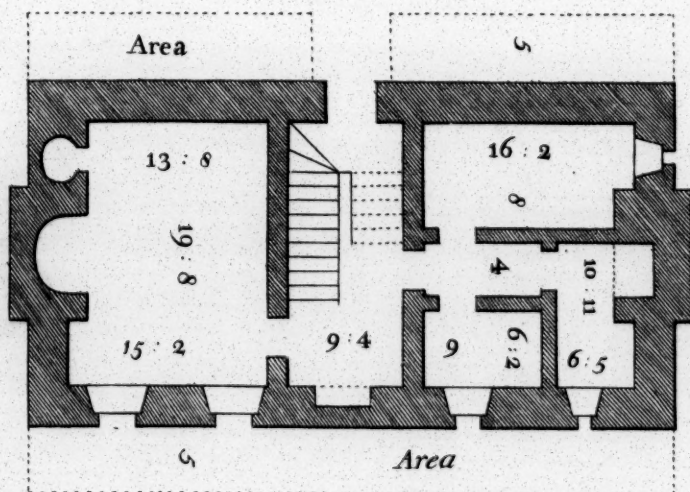
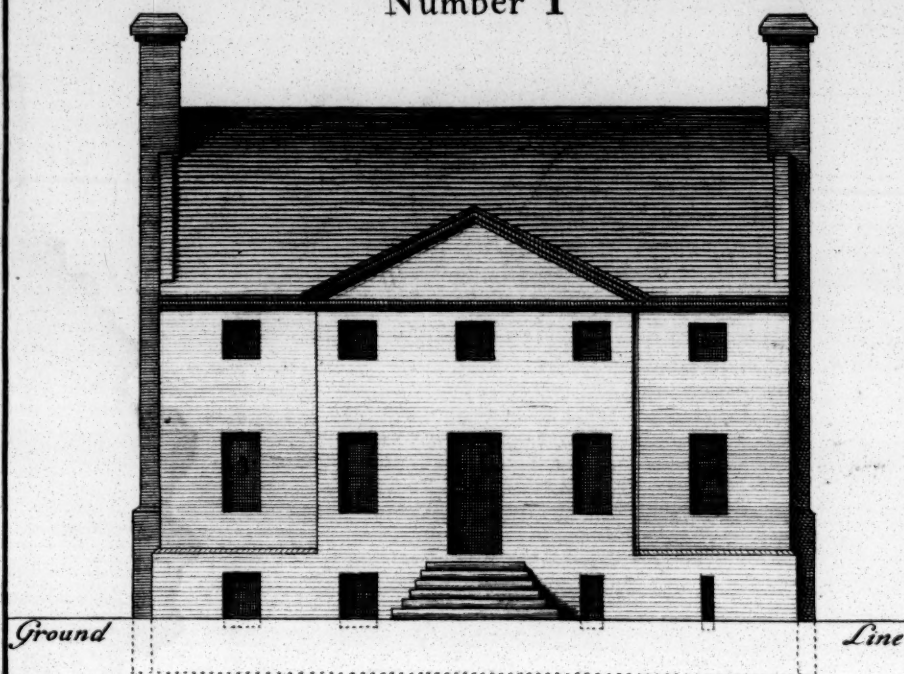
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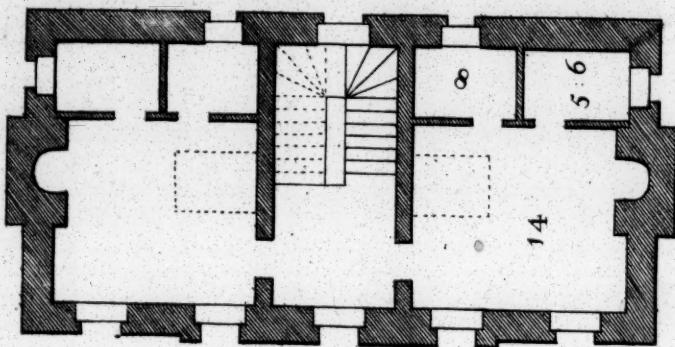


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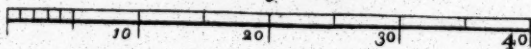


N^o I

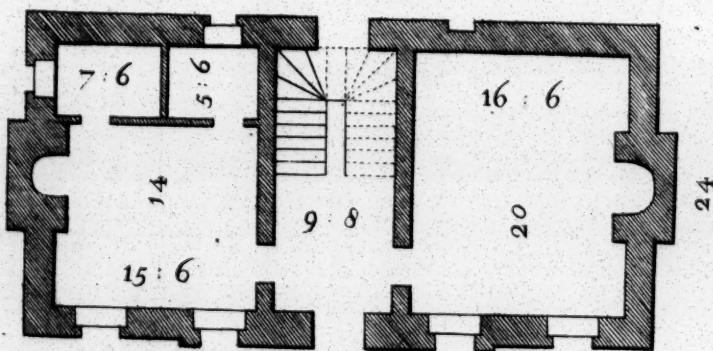
Upper floor



Scale of Feet

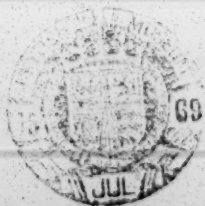


Parlour floor

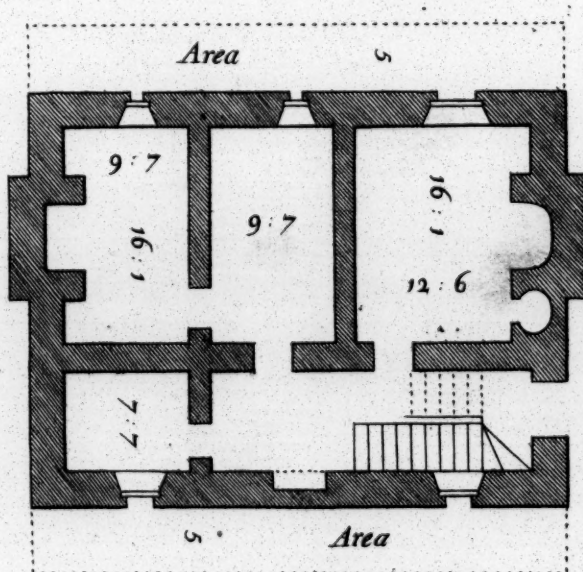
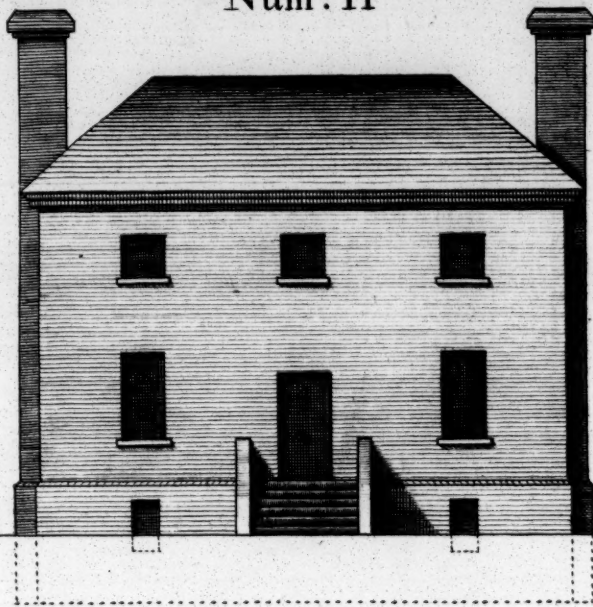


48 feet



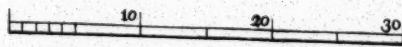
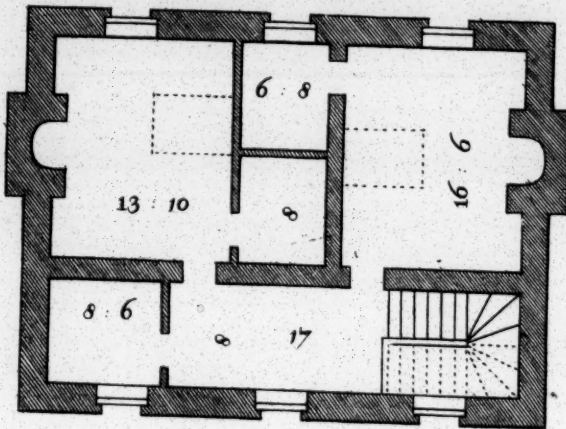


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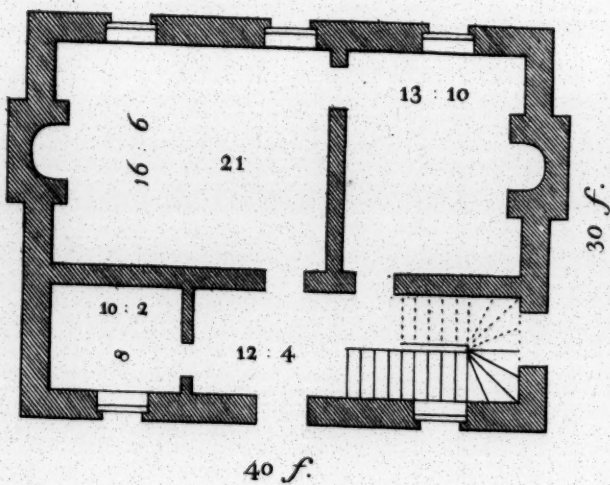


N^o 2

Upper Floor



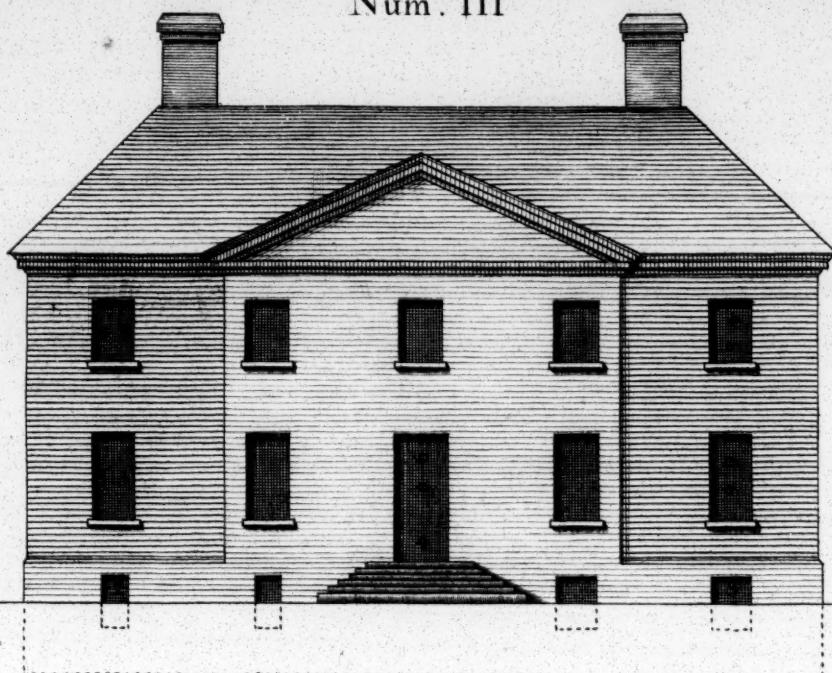
Parlour Floor



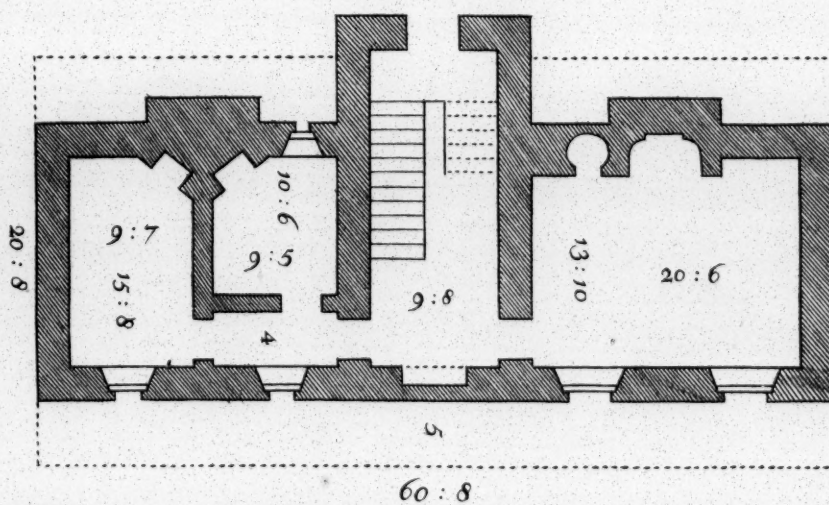




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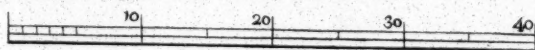
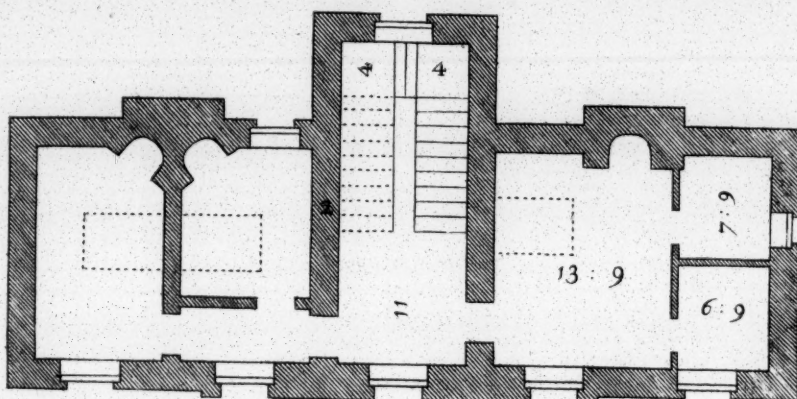


Cellar Floor



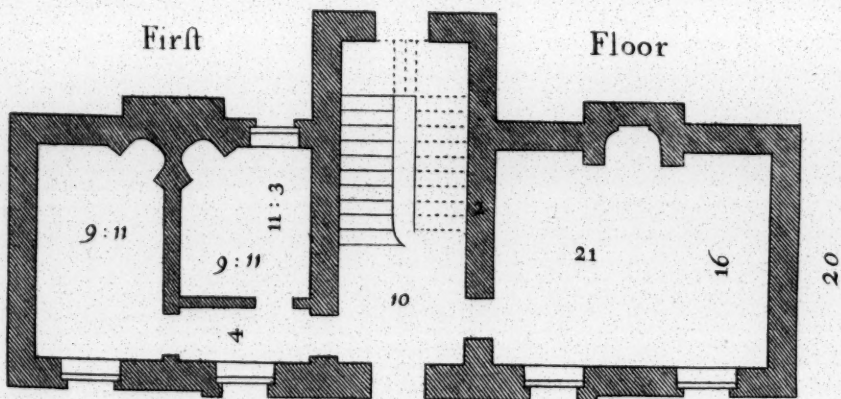
Nº 3

Second Floor



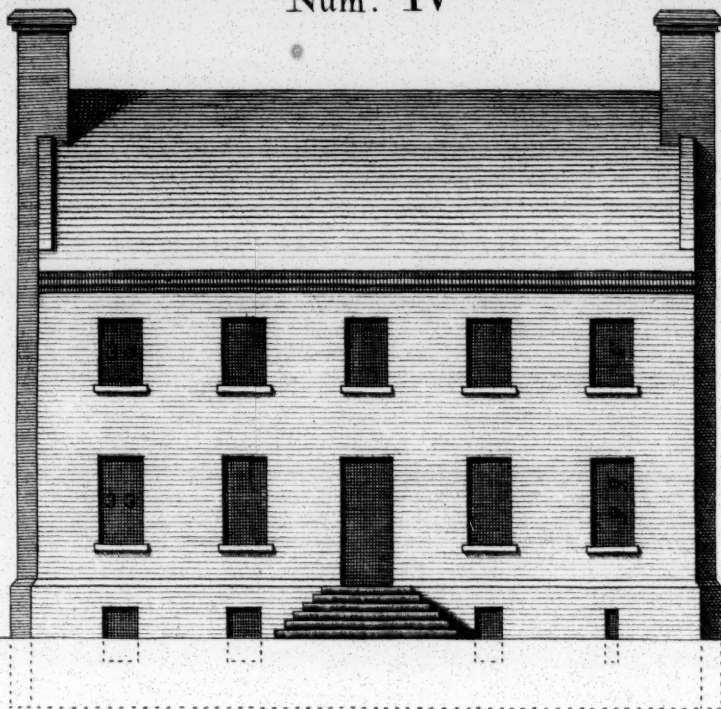
First

Floor

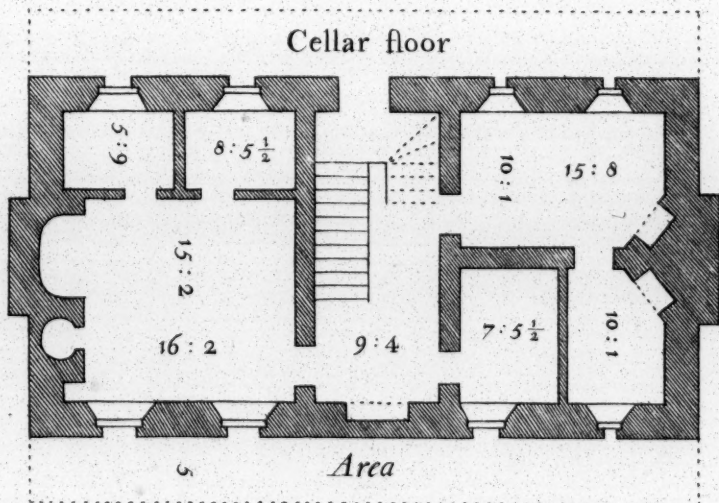


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Num. IV



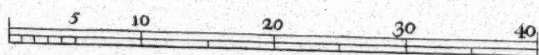
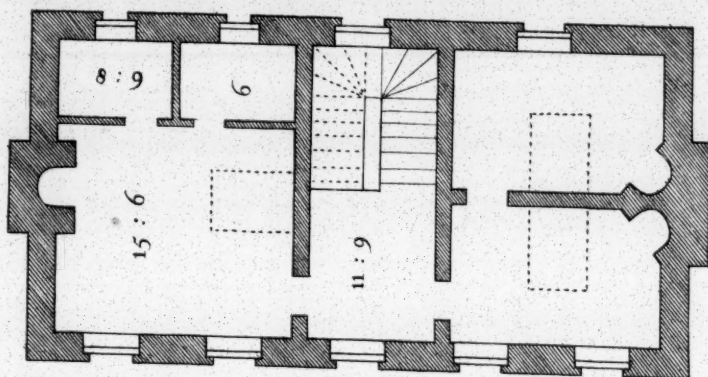
Cellar floor



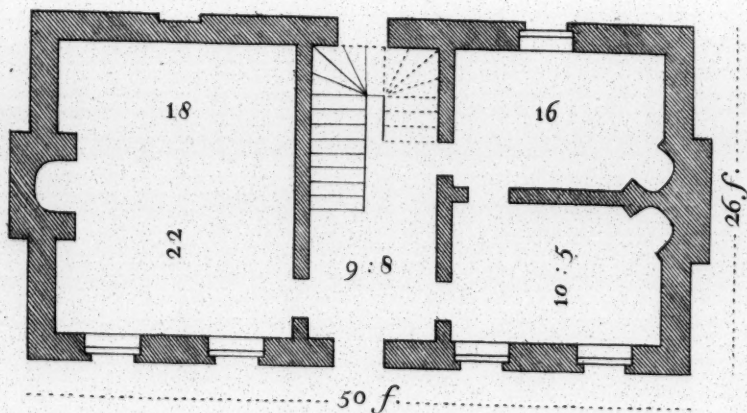
Area

N^o 4

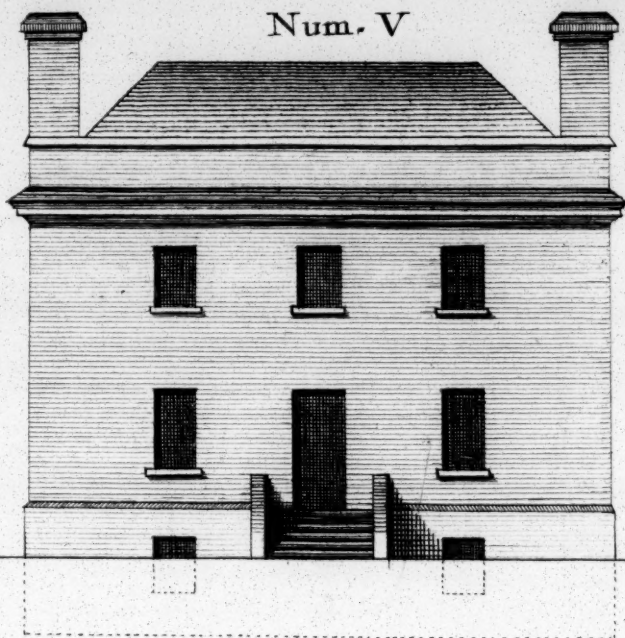
Second floor



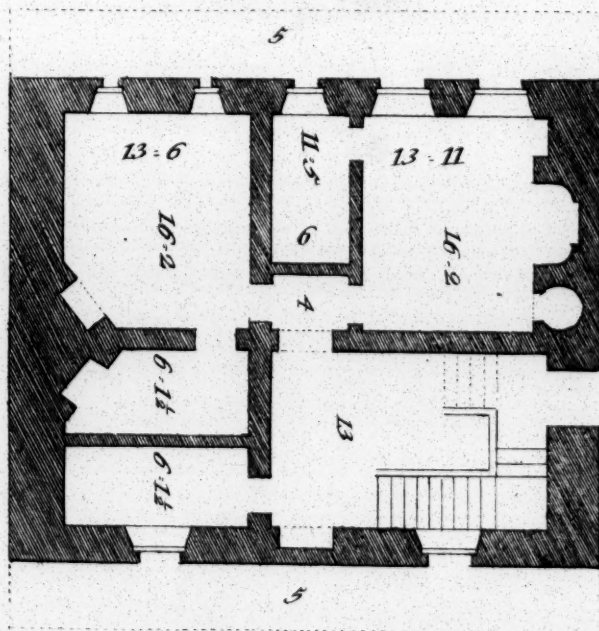
First floor



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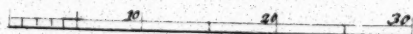
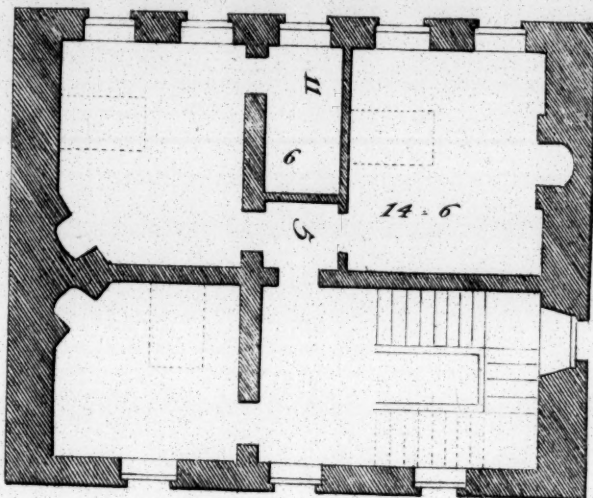


Kitchen Floor

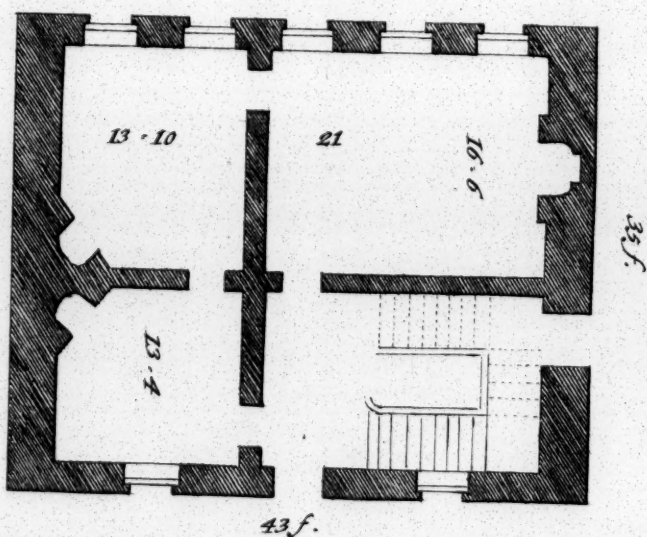


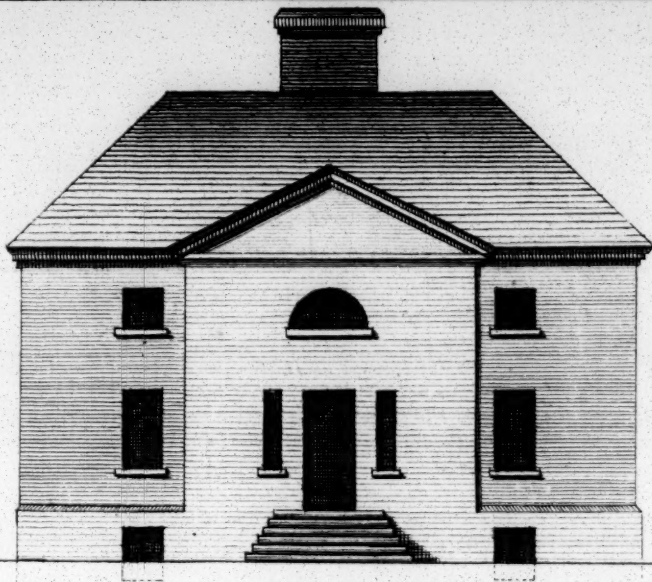
N^o 5

Upper Floor

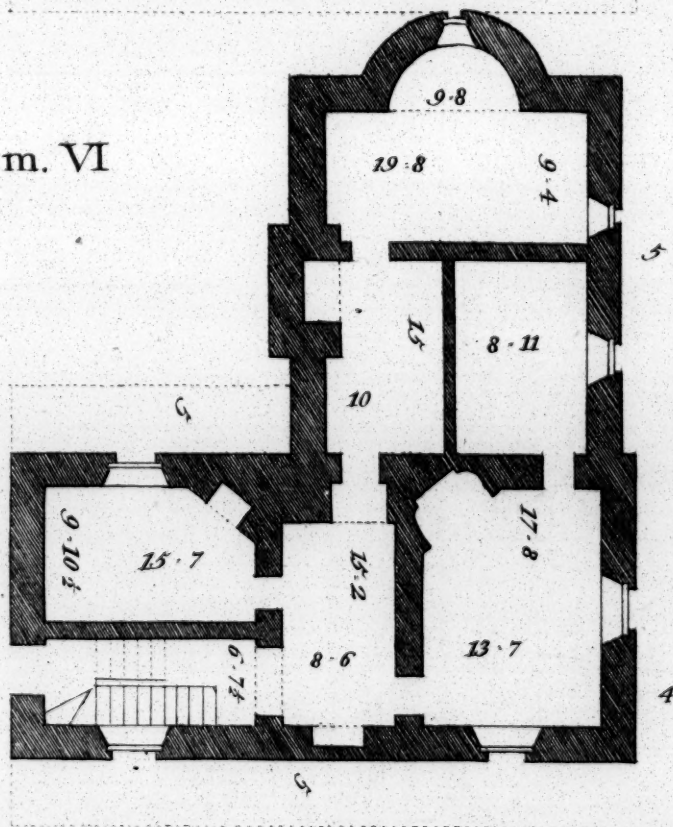


Parlour Floor



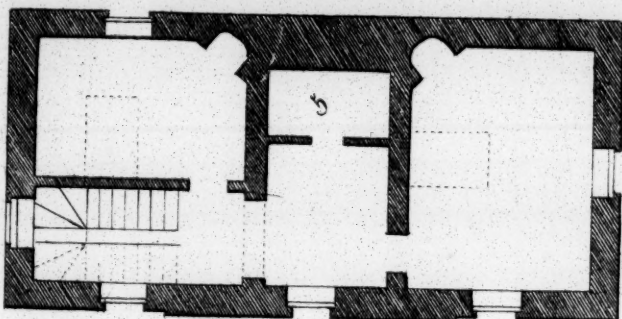


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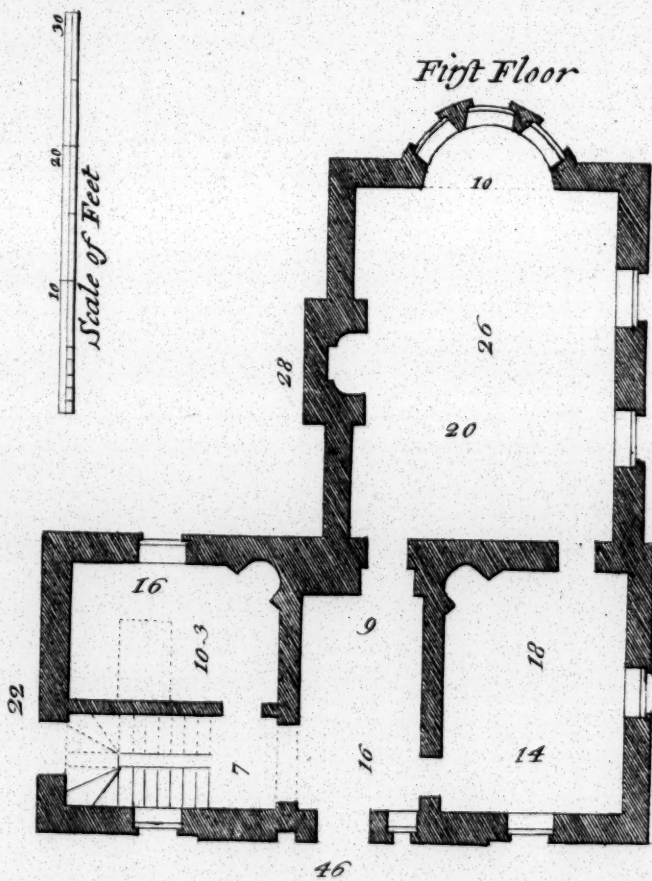


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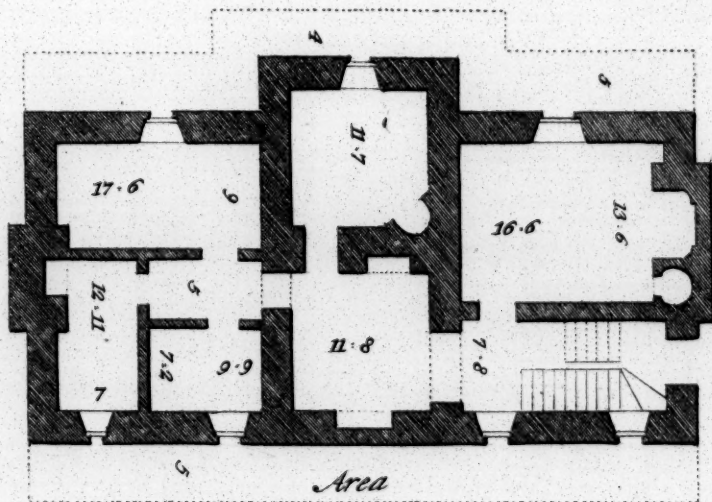
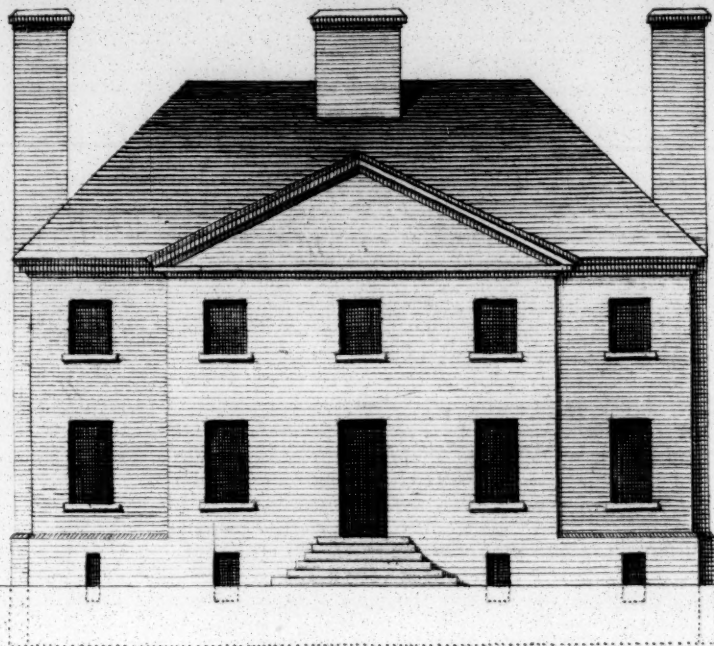
Second Floor



First Floor

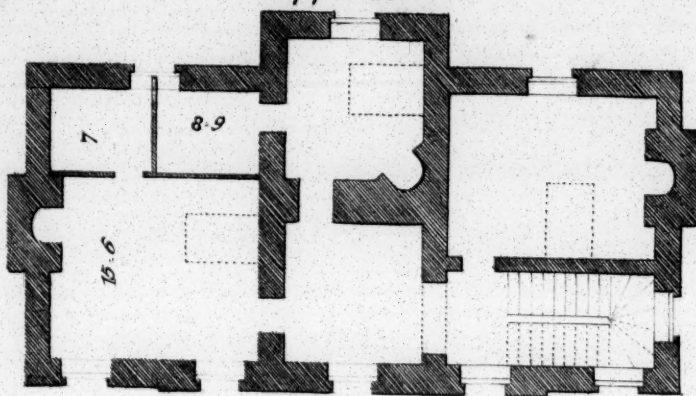


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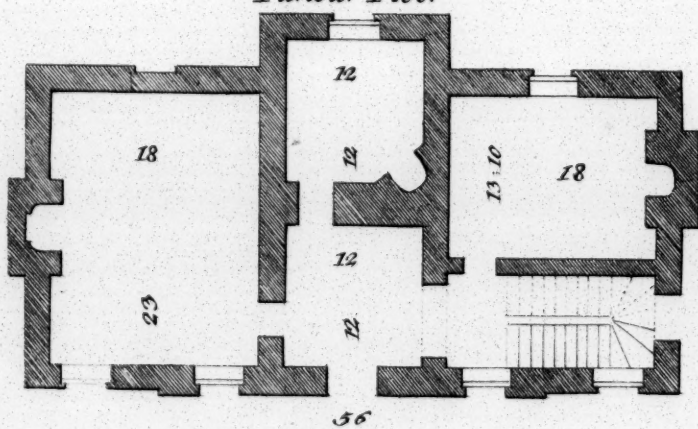


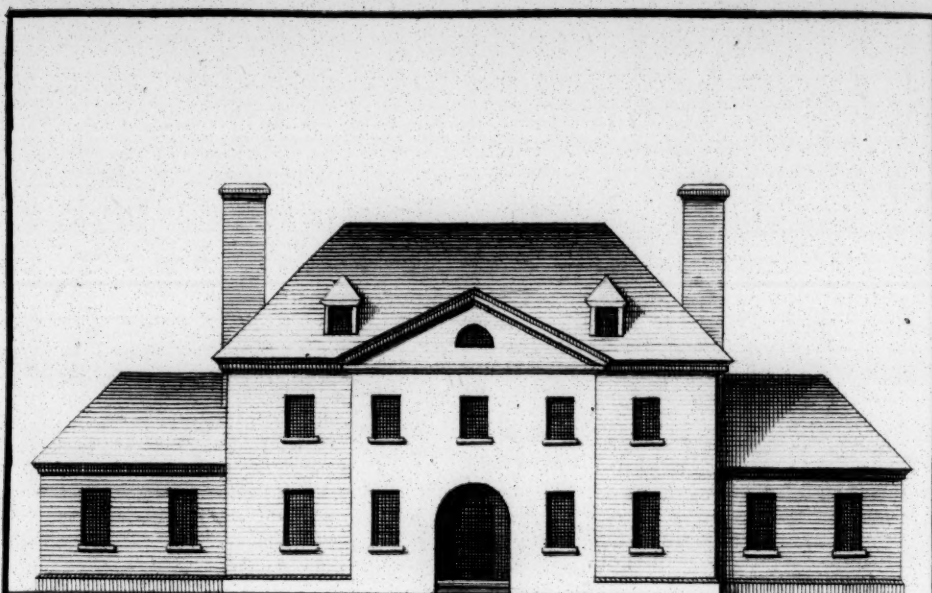
N^o 7

Upper Floor



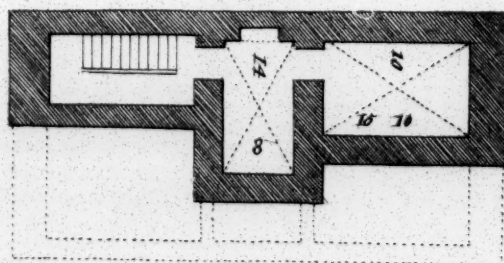
Parlour Floor





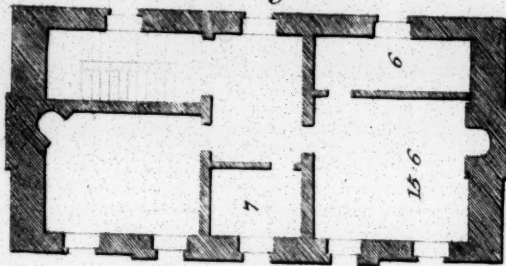
Number VIII

Vaults

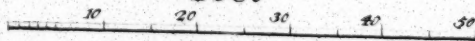


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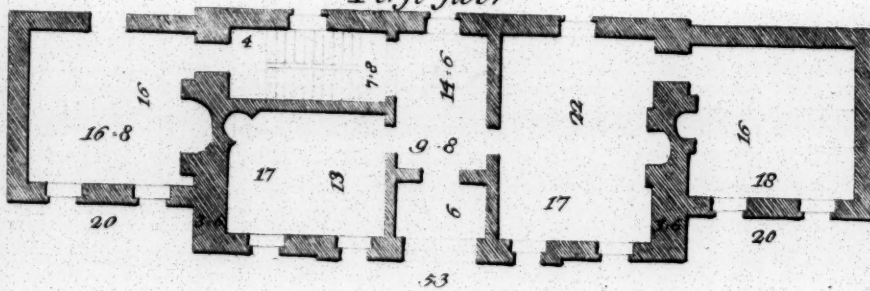
Second floor



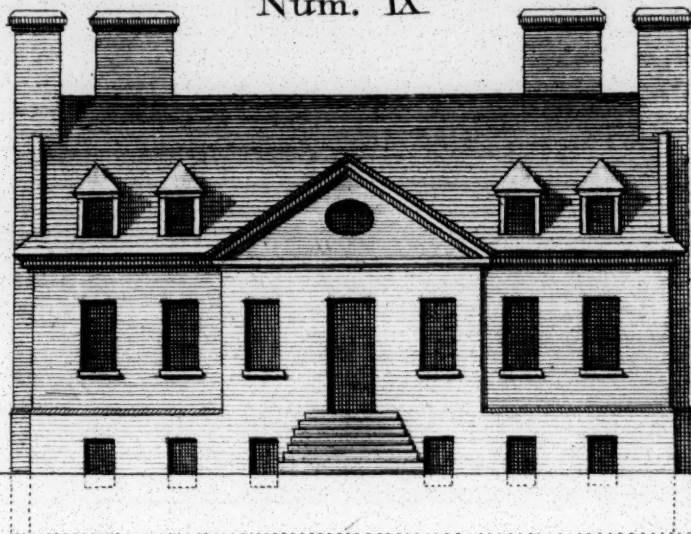
Feet



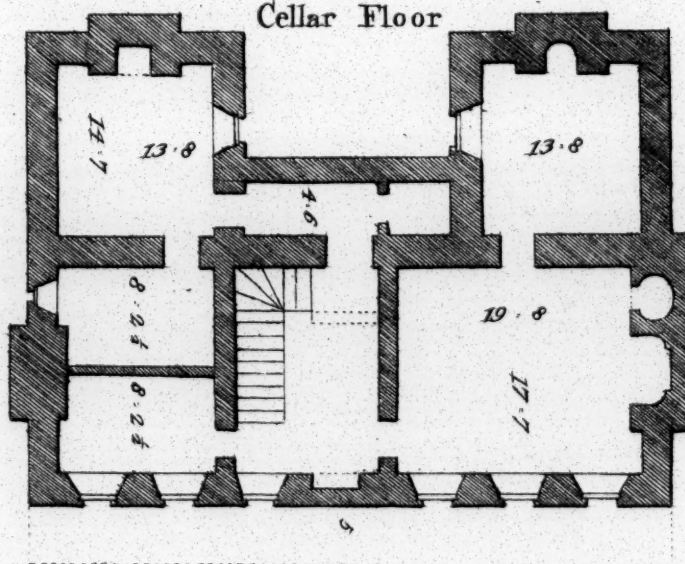
First floor



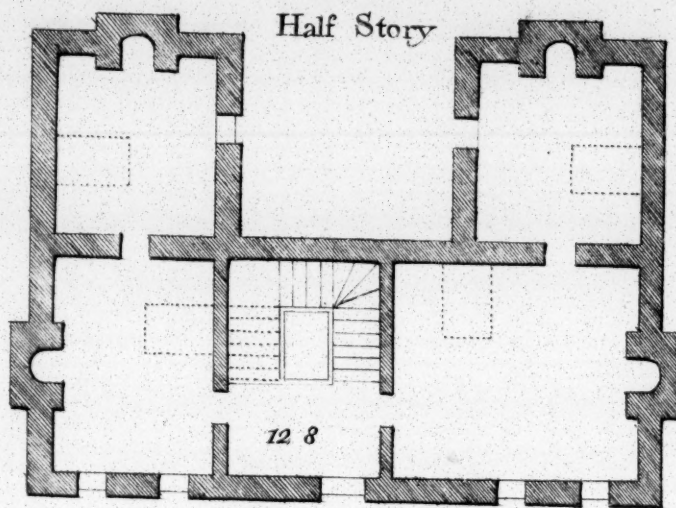
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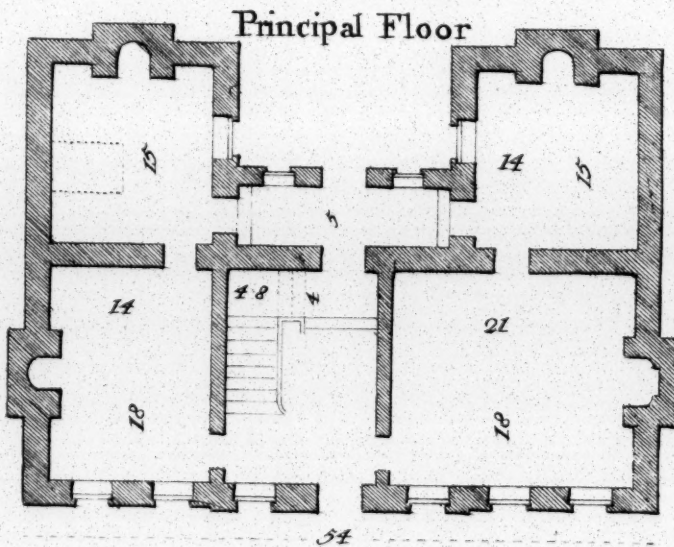
Cellar Floor

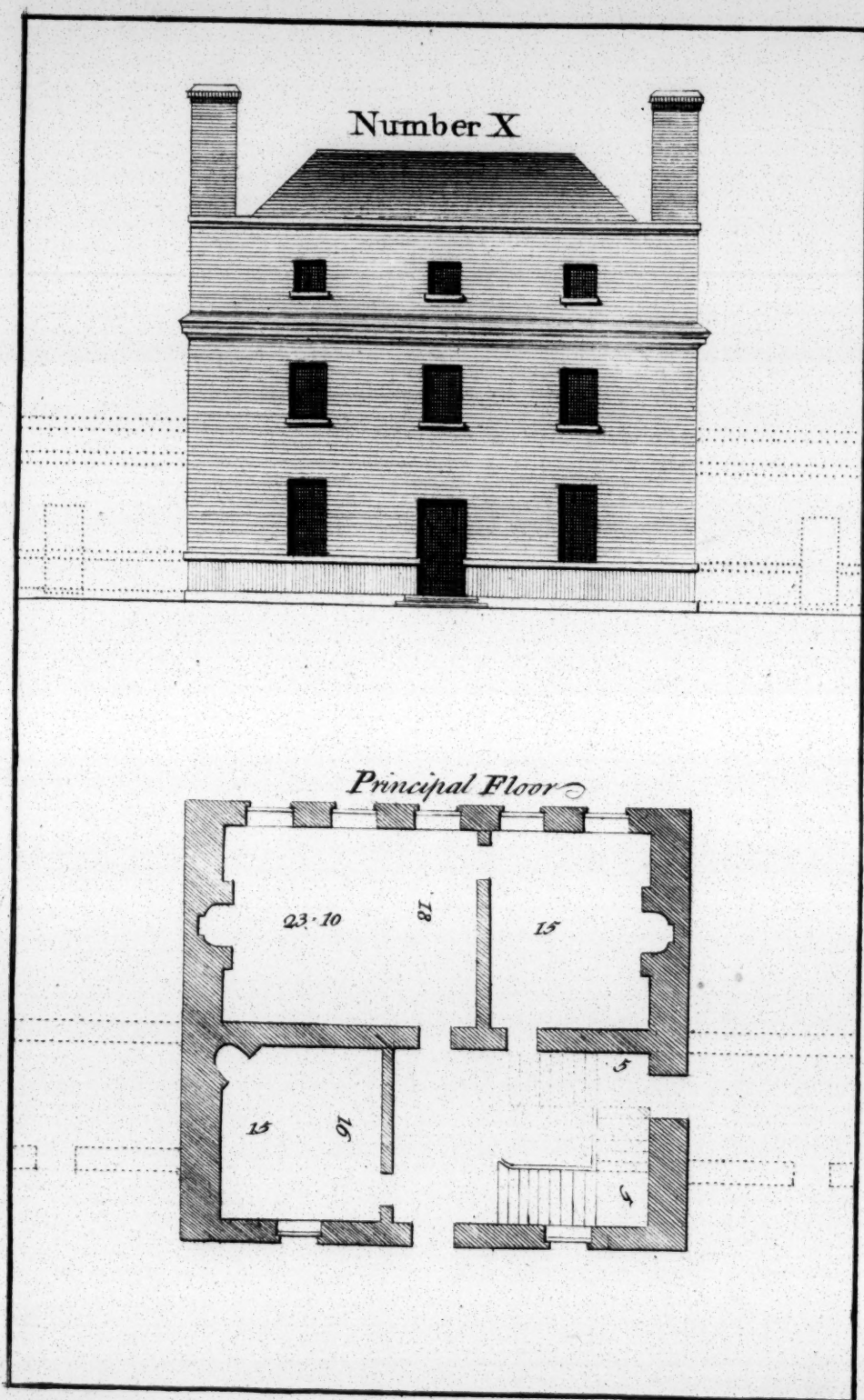


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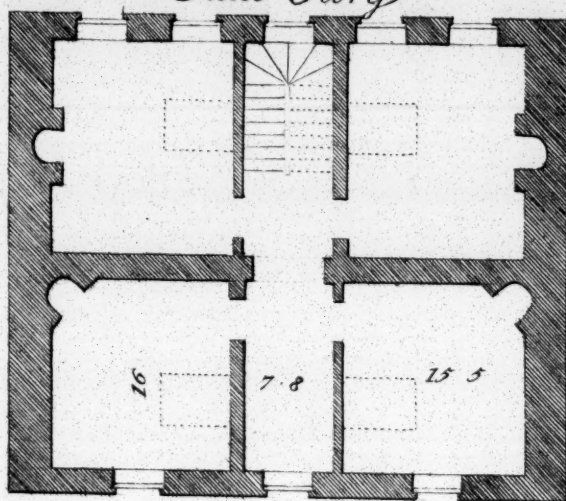
10 20 30 40 Feet



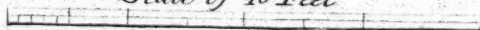


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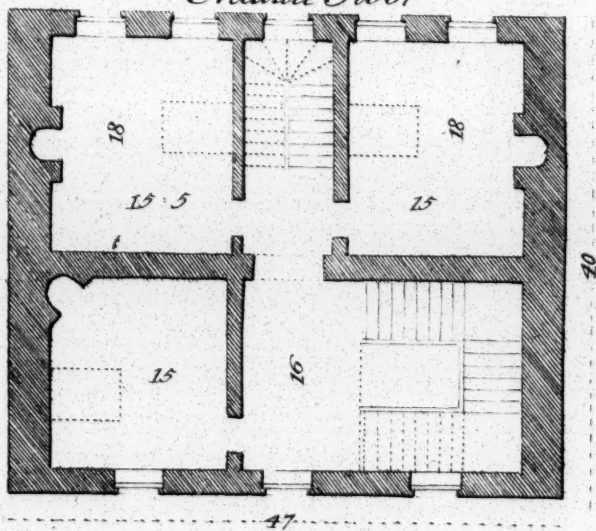
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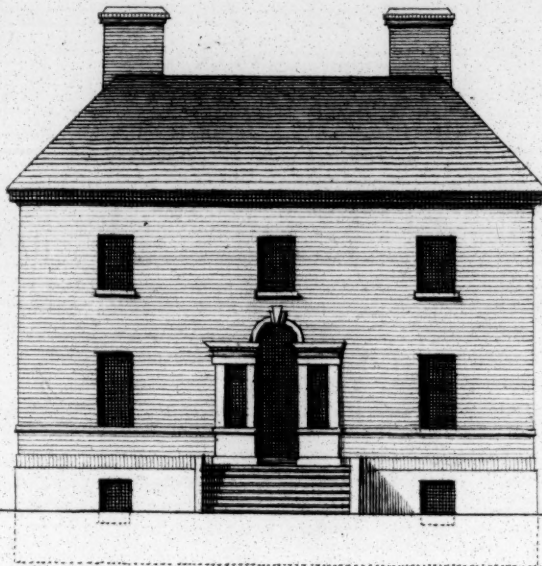
Scale of 40 Feet



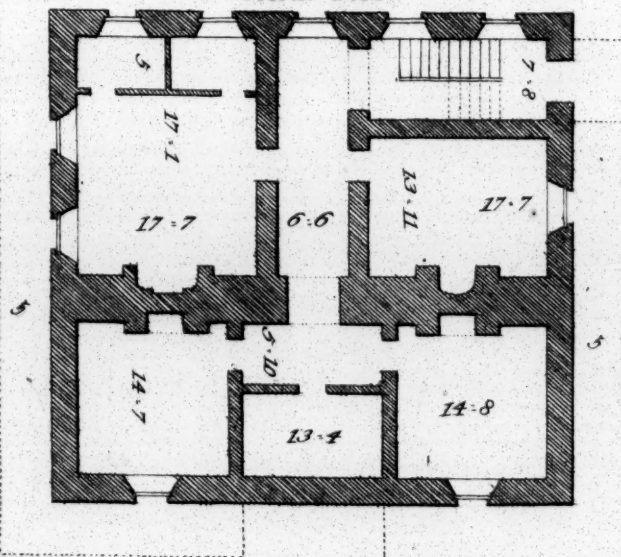
Middle Floor



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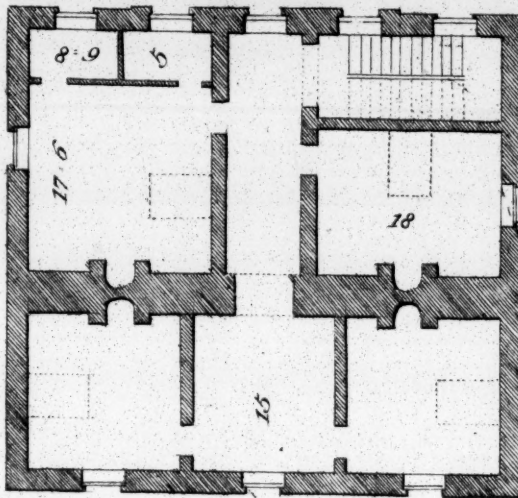


Cellar Floor

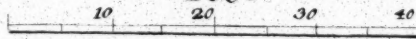


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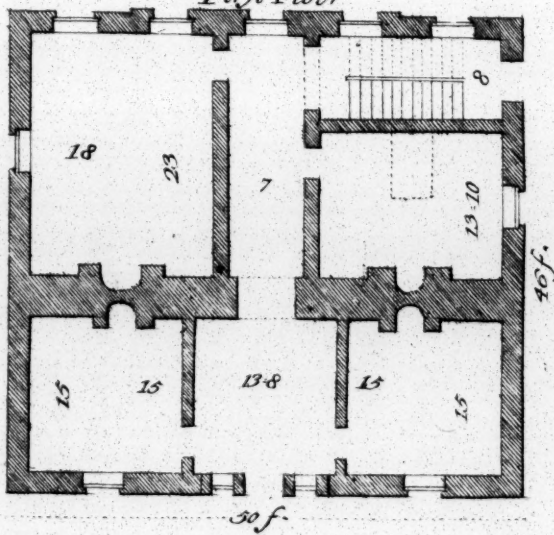
Second Floor



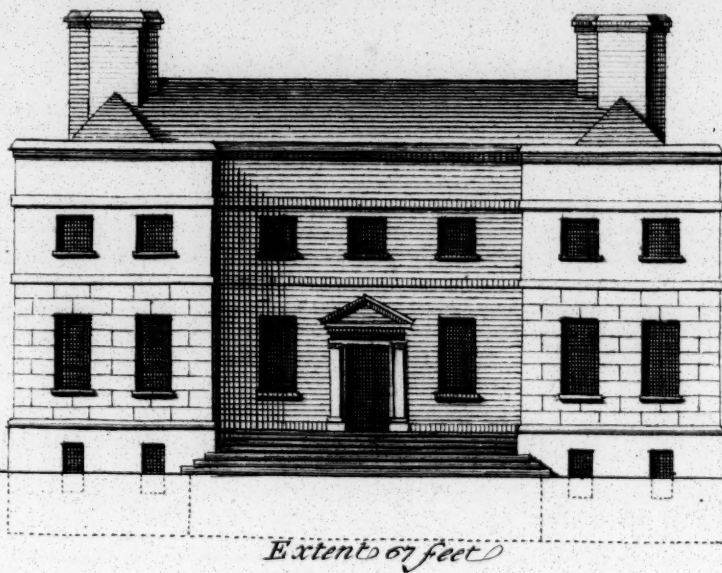
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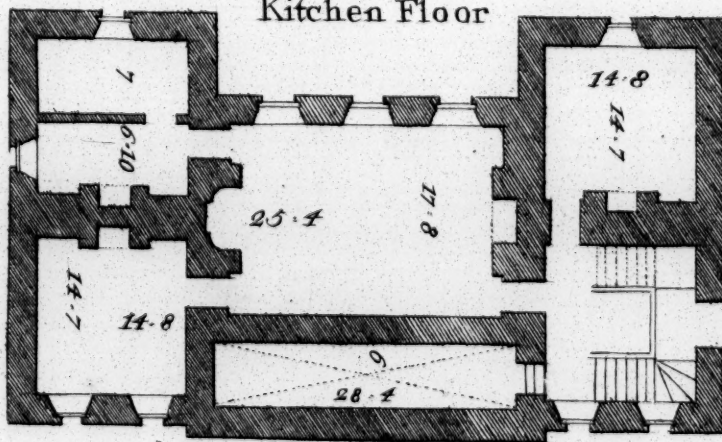
First Floor



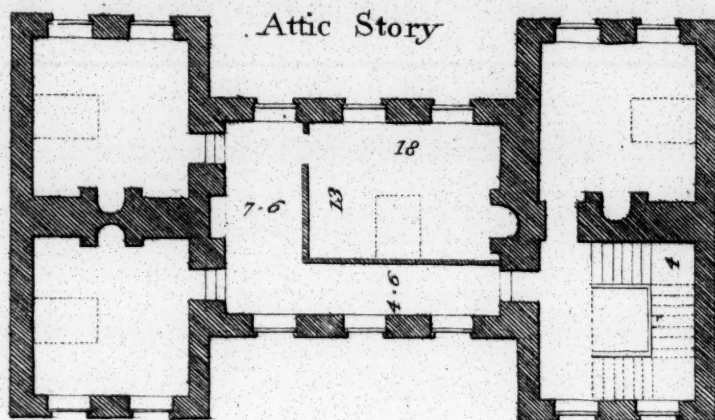
Number XII



Kitchen Floor



N^o 12



Scale of 30 Feet

